



Osborne King

12 GILLYGOOLEY ROAD, OMAGH, CO. TYRONE, BT78 5PN

PROPERTY

LOCATION

DESCRIPTION

AERIAL

PLAN

PROPOSED

LEASE DETAILS

CONTACT

WAREHOUSE/TRADE COUNTER
OTHER USES SUBJECT TO PLANNING

TO LET

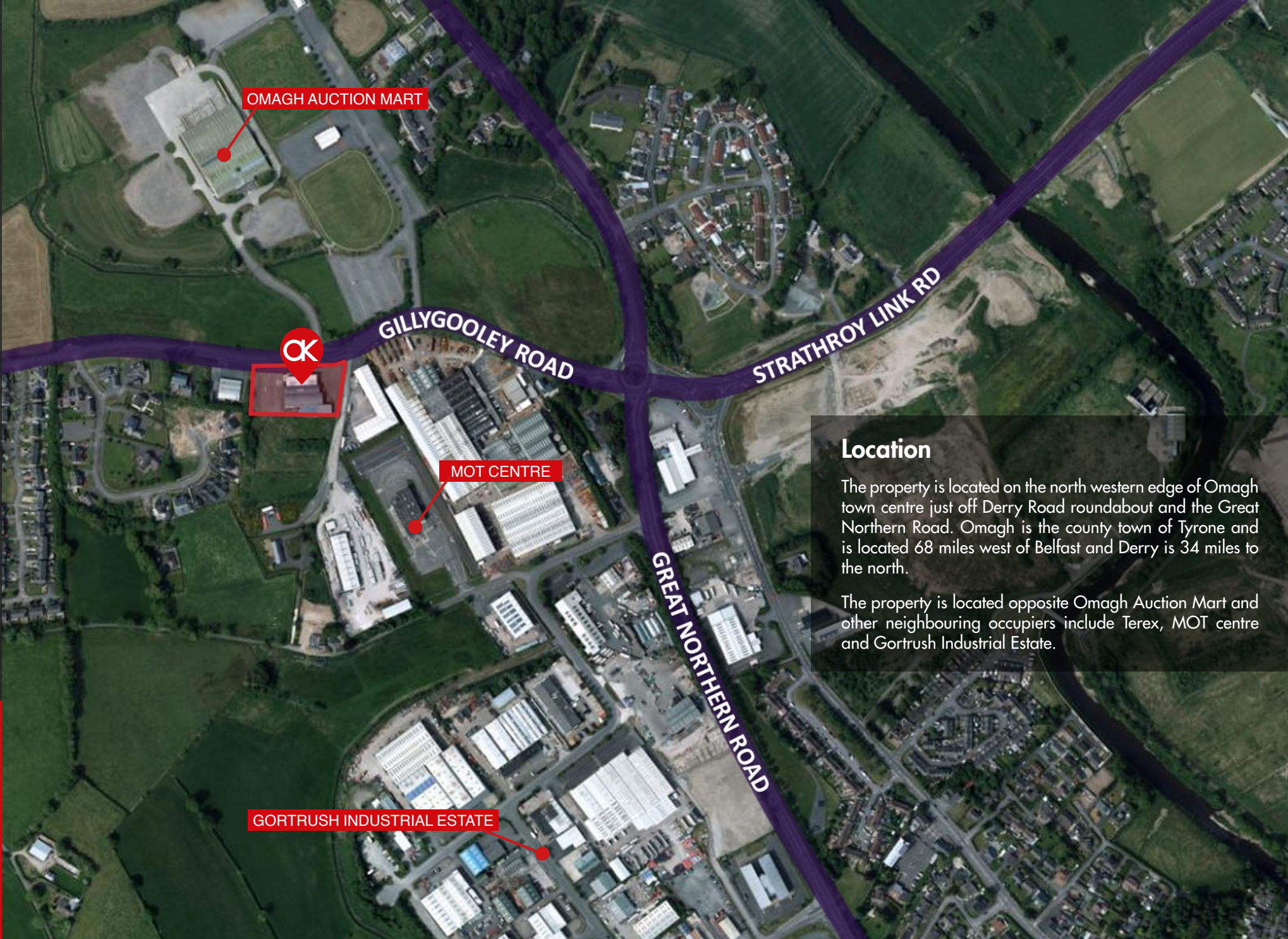


www.osborneking.com



028 9027 0000

NEXT



Location

The property is located on the north western edge of Omagh town centre just off Derry Road roundabout and the Great Northern Road. Omagh is the county town of Tyrone and is located 68 miles west of Belfast and Derry is 34 miles to the north.

The property is located opposite Omagh Auction Mart and other neighbouring occupiers include Terex, MOT centre and Gortrush Industrial Estate.

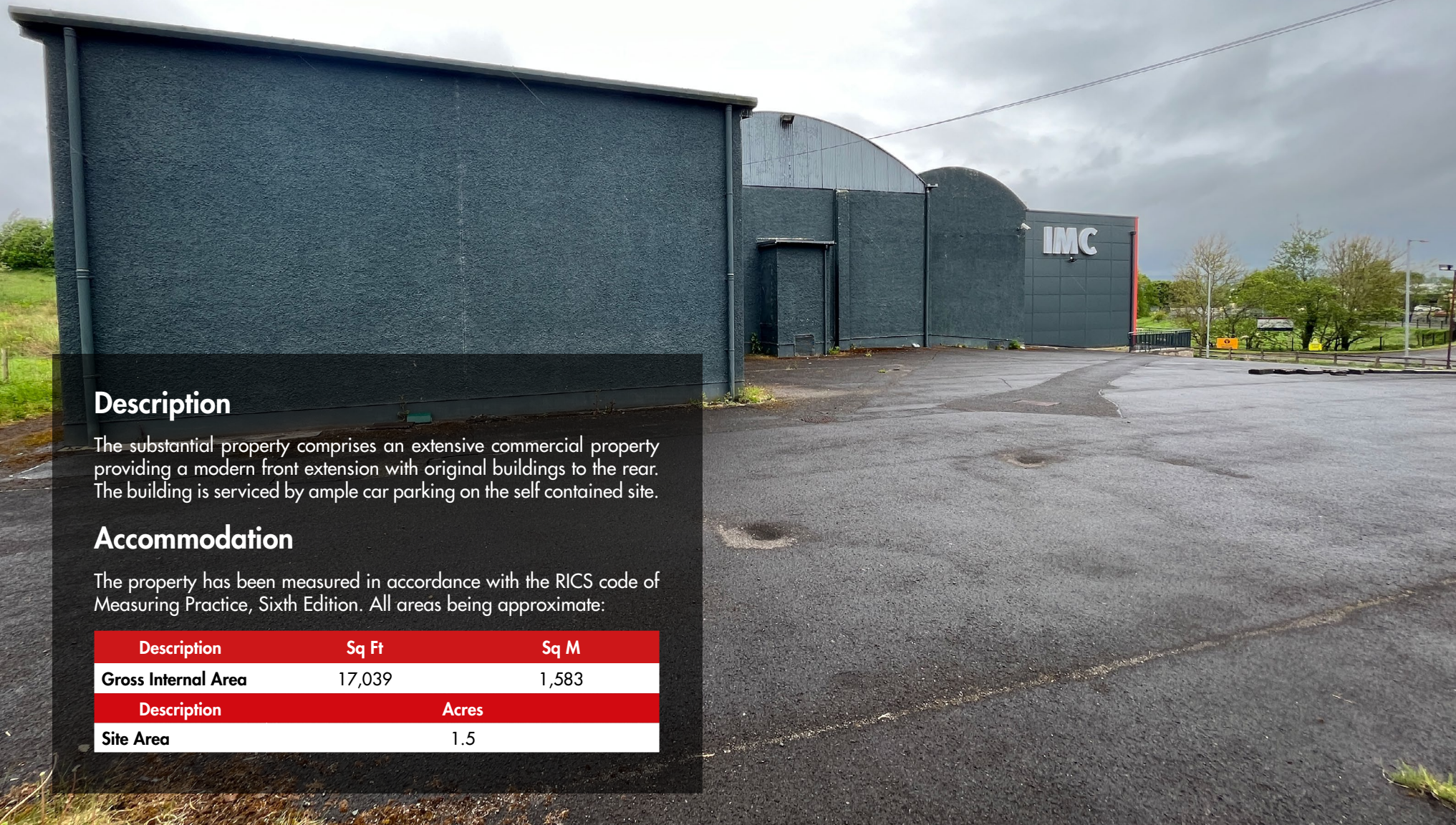
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Description

The substantial property comprises an extensive commercial property providing a modern front extension with original buildings to the rear. The building is serviced by ample car parking on the self contained site.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

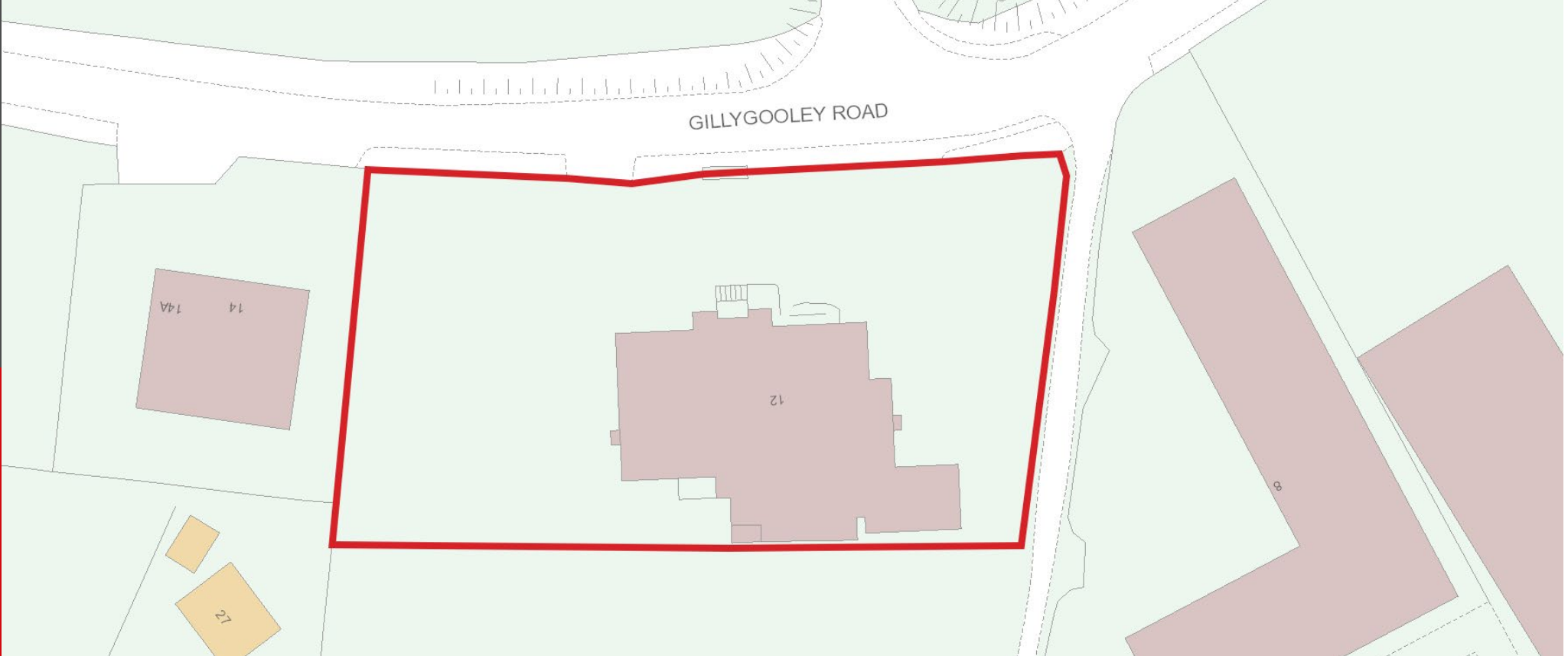
Description	Sq Ft	Sq M
Gross Internal Area	17,039	1,583
Description	Acres	
Site Area	1.5	

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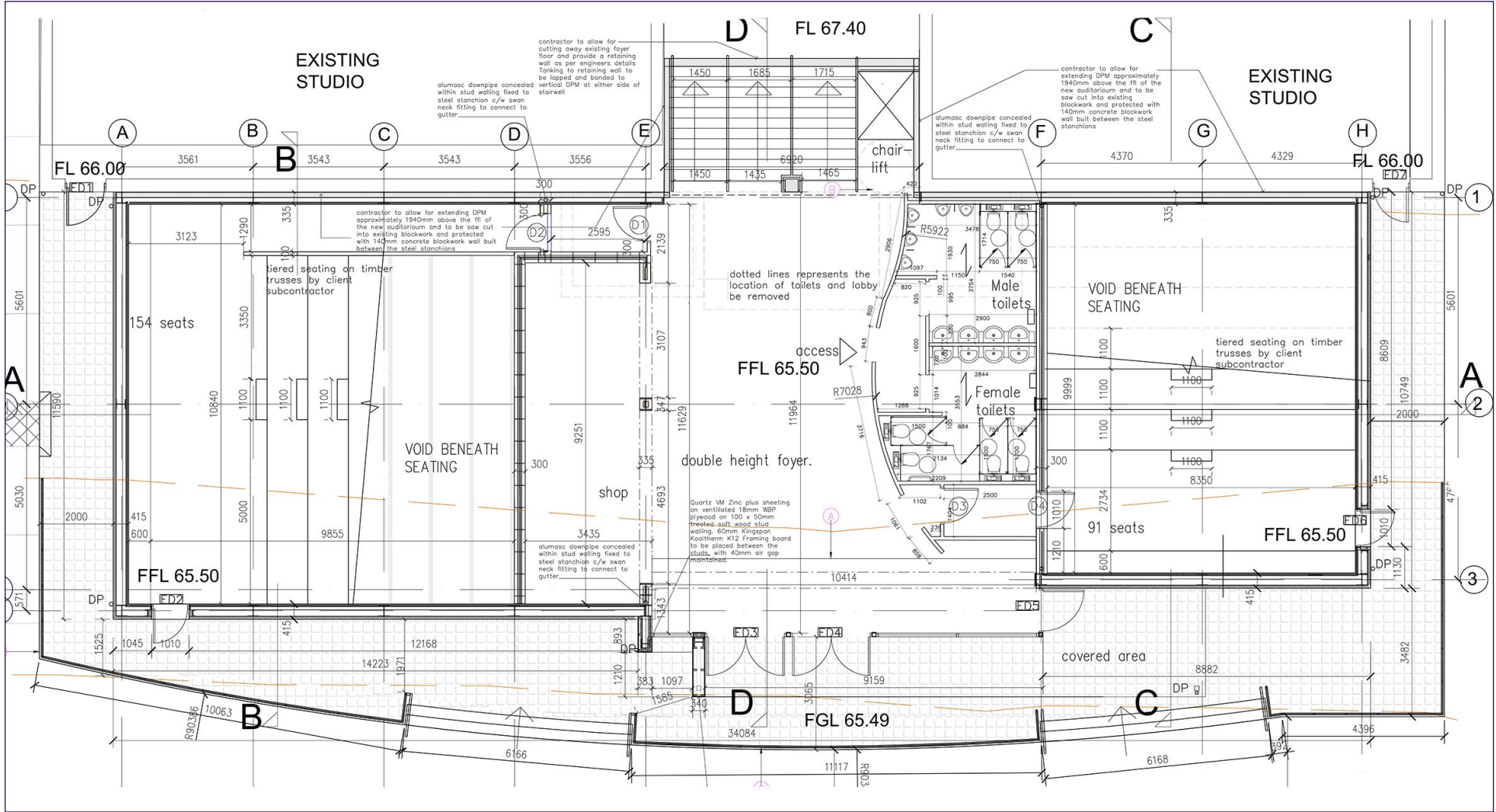
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LAYOUT PLAN OF MODERN FRONT EXTENSION



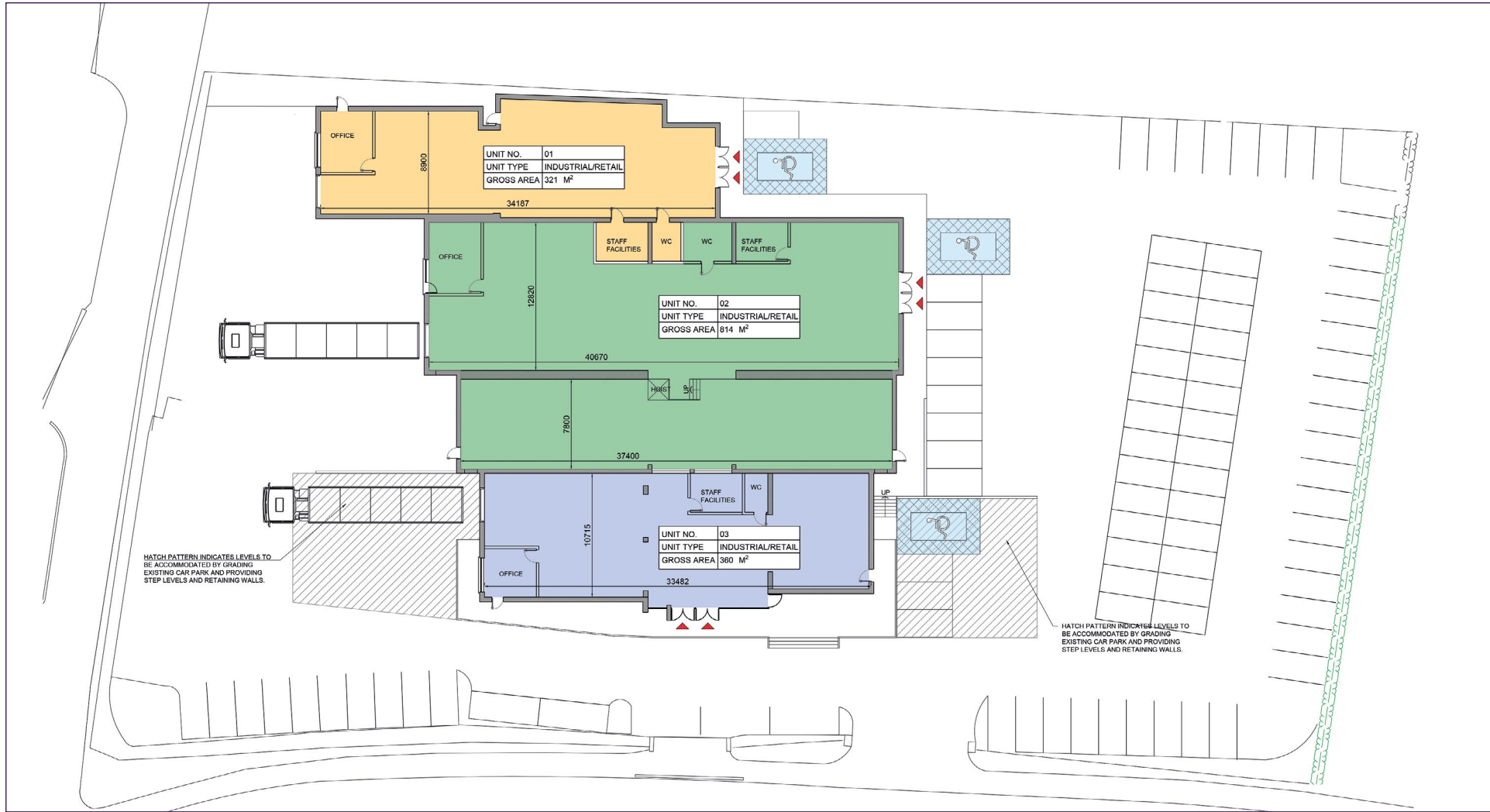
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Description	Sq M
UNIT 1	321
UNIT 2	814
UNIT 3	360

PROPOSED SCHEME - INDICATIVE LAYOUT



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Proposal

The building is available to let as a single or multi let warehouse facility. The landlord will subdivide the property to provide self contained units.

Lease Details

All terms to be negotiated and units available by way of new leases.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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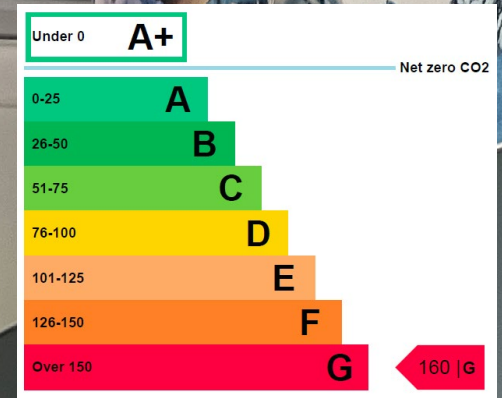
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EPC



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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